




Edmund Street,
Bradford
£500 pcm

KLB Enterprises Ltd are pleased to offer, this brand new beautiful first floor, modern, all bills inclusive double En-suite room. In this brand new modern well maintained house consisting of just 5 rooms in total.

- Blinds fitted throughout
- Close to local amenities
- Double Glazing
- Double Glazing and central heating
- Ensuite Bathroom
- Ensuite Shower
- Fitted Bathroom
- Fitted Kitchen
- Good Location
- Heated towel rail in bathroom
- Integrated Appliances
- Internet Included

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 53 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| | |
|------------------------|---|
| Viewing | Strictly by appointment with KLB Enterprises Ltd - KLB Enterprises Ltd |
| Reference | Telephone 01274 299950 RL2418 Deposit: £300 Parking options: Off Street Garden details: Terrace |
| Additional Information | Electricity supply: Mains Heating: Electric Water supply: Mains Sewerage: Mains Accessibility measures: Not suitable for wheelchair users |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.